

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Hibiscus, LLC/Fairfield  
Inn/Hospitality Center

**Case #:** 113-R-03

**Date:** November 12, 2003

**Comments:**

1. A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Hibiscus, LLC/Fairfield  
Inn/Hospitality Center

**Case #:** 113-R-03

**Date:** November 12, 2003

#### **Comments:**

1. The traffic consultant's review and recommendations for this project shall be effectively resolved prior to the applicant requesting either Planning & Zoning Board review or final DRC, whichever occurs first.
2. The engineered paving and drainage plan shall contain the BCDPEP Water Management License (in the form of a BCDPEP stamped and signed plan) with their application for building permit. The engineer shall complete and certify the PG&D plan and calculations in order to request final site plan approval.
3. Owner of the referenced property is advised that no site plan shall be approved for construction until said site plan reflects all easements, rights of way, or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.
4. In lieu of resolving item 4 (above) prior to requesting final DRC approval the owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.
5. The engineer shall verify that all access and street trees to be located on the perimeter of this site will pose no conflicts with existing overhead electric or street lighting poles, wiring, etc. An engineering permit shall be required for any modification to City maintained street light circuitry or facilities.
6. A staging and storage plan shall be prepared to address construction impacts in accordance with City Ordinance C-02-13.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Hibiscus, LLC/Fairfield  
Inn/Hospitality Center

**Case #:** 113-R-03

**Date:** November 12, 2003

**Comments:**

1. Flow test required.
2. Show hydrant location
3. Show sprinkler main with DDC and FDC
4. Stair must comply with 1008 FBC. Revise slope in A5
5. Fire lane required as per 3-5 of the FFPC. Be sure to consider impact on future buildings.
6. Standpipe required as per 904.2 of the FBC.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Hibiscus, LLC/Fairfield  
Inn/Hospitality Center

**Case #:** 113-R-03

**Date:** November 12, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Hibiscus, LLC/Fairfield  
Inn/Hospitality Center

**Case #:** 113-R-03

**Date:** November 12, 2003

**Comments:**

1. Street tree requirements of Section 47-23.9 (the S.R. 84 Interdistrict Corridor requirements) not met. This would be regarding minimum size and planting distance from the curb. Live Oaks should be used to provide a definitive street tree scheme compatible with nearby developments.
2. Verify that other requirements of Sec. 47-23.9 are met.
3. Make sure that all utilities that would affect proposed planting (such as overhead powerlines) are shown on the Landscape Plan. A separate utility overlay may be required. If there are existing overheads, they should be placed underground.
4. All Tree Preservation Ordinance requirements apply. Relocation of “speciman” trees would require a surety to ensure guarantee requirements.
5. Make sure the new locations of the relocated trees are clearly shown. Verify that all trees have sufficient pervious area to support the tree.
6. Additional comments may be made at meeting.

**Recommendations:**

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**Division:** Planning

**Member:** Angela Csinsi  
954-828-5984

**Project Name:** Hibiscus, LLC/Fairfield  
Inn/Hospitality Center

**Case #:** 113-R-03

**Date:** November 12, 2003

**Request:** Site Plan Level II Review/107 suite Hotel and 3,900 sq. ft. Retail/B-2

**Comments:**

1. This site is subject to the State Road 84 Interdistrict Requirements (ULDR Sec. 47-23.9). Provide a narrative illustrating how this project meets the above requirements. Provide calculations showing how the 35% transparency has been met.
2. Bufferyard requirements apply on the north side of the site.
3. Provide a breakdown of square footage for retail and restaurant for parking space purposes.
4. Provide a table indicating the required and all proposed setbacks for the project.
5. Use crosshatching on the east portion of the property to clearly identify the boundaries of this site plan. Include total acreage for each parcel shown.
6. Approval from the FAA is required. Provide a letter from the FAA prior to Final sign-off.
7. Label sidewalk dimensions for both public and private sidewalks. The Landscape Plan shows undulating sidewalks, which is in conflict with the site plan. Please correct.
8. Show location on the site plan of any bus stops located along State Road 84 adjacent to this site.
9. Show lighting locations, including wall packs, on site plan.
10. On all elevations indicate the various floor heights and show relationships of adjacent streets and the mass outlines of all adjacent structures.
11. Provide color and materials information **or samples** for all exterior surfaces and indicate on all plans.
12. It is strongly recommended that these plans be presented to River Oaks and Edgewood Civic Associations.
13. Additional Comments may be forthcoming.

# **DRC**

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<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	Hibiscus, LLC/Fairfield Inn/Hospitality Center	<b>Case #:</b>	113-R-03
<b>Date:</b>	November 12, 2003		

#### **Comments:**

1. Will Impact resistant glass be used?
2. How will access to facility be controlled? (Card access, keyed combination, etc.) (During and after business hours.)
3. Will there be on-site security? (Security guards)
4. Will there be an emergency communication phone system installed? (On each floor and in the remote parking lot areas.)
5. Will there be a security fence/gate around this facility?
6. Will this fence/gate be electronically controlled by card access system? If not, how will access to facility be controlled?
7. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
8. All entry doors and locking devices will have sufficient security rating. All exterior stairwell doors should allow exit only.
9. Will this facility have a perimeter security system or a system located in the lobby check-in area and restaurant facility, to include remote panic buttons for emergency conditions? Will all exterior entry/exit doors have an enunciator device to alert the front desk and security, that a door is standing open? (Most important on ALL exterior stairwell doors!)
10. Will CCTV be used to monitor this site? Will the cameras monitor the entry/exit doors, stairwells, elevators, lobby and restrooms, pool deck, restaurant, and parking lot areas?
11. All landscaping should permit a full and unobstructed view of facility.
- 12. Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Hibiscus, LLC/Fairfield  
Inn/Hospitality Center

**Case #:** 113-R-03

**Date:** November 12, 2003

**Comments:**

1. Provide a narrative outlining how the proposed development complies with the State Road 84 Interdistrict Requirements of section 47-23.9.
2. Photometric lighting plan shall provide light values at the residential property line and shall not exceed one-half (1/2) foot-candle pursuant to section 47-20.14. Light fixtures shall meet the setbacks of the zoning district in which they are located pursuant to section 47-19.2.R.
3. Dumpsters shall not be located in the required landscape buffer and shall comply with the setback requirements of the zoning district in which they are located pursuant to sections 47-19.4 and 47-25.3.
4. Provide a data table of required and provided setbacks.
5. Provide design details for buffer wall.
6. All signage shall comply with section 47-22.
7. Provide a narrative outlining how the proposed project complies with section 47-23.2 Adequacy requirements and section 47-25.3 Neighborhood Compatibility requirements.
8. Additional comments may be discussed at the DRC meeting.